

Location: Palm Beach County, Florida.

Description: This is a very unique opportunity to purchase a restaurant in a geographic area that has major investment funds flowing into it. The area that this restaurant serves is drawing developers who feel that this area is the next investment hot spot, including a major outlet shopping center, with national brands, that will be opening within walking distance of the business -- a developer will be investing approximately \$100 million in the center -- these investments, by developers, will substantially increase the traffic flow around the restaurant. This business is already a solid, well established restaurant in an excellent location adjacent to a large residential area and office buildings. Seating for 40. No beer or wine served, but can be added. Beautiful decor. Loyal customer base.

Employees: 11 excluding the owner: 4 cooks, 5 delivery, 1 waitress, 1 dishwasher.

Business Established: 2004.

How Long By Present Owners: 2006.

Hours: Sun-Thu: 11am to 10pm; Fri & Sat: 11am to 11pm.

Approximate Square Footage: 1,308.

Monthly Rent: \$3,457 (Base Rent: \$2,106, CAM: \$787, Insurance: \$161, Real Estate Tax: \$207, Sales Tax: \$196).

Lease Expiration: 2014. There are no renewal options; however, a new owner can negotiate a longer term lease with the landlord.

Yearly Sales: \$498,000 (22 weeks May-Sep: \$9,000 average per week; 30 weeks Oct-Apr: \$10,000 average per week).

Yearly Owner's Discretionary Cash*: \$119,000 (22 weeks May-Sep: \$2,000 average per week; 30 weeks Oct-Apr: \$2,500 average per week).

*Owner's Discretionary Cash: Net income plus owner's salary, discretionary expenses, depreciation, interest and taxes.

Value of Inventory at Cost: \$8,500.

Value of Equipment and Other Assets: \$55,000.

Reason For Sale: Retirement.

Price: \$199,000 (excluding inventory). The price also excludes cash, deposits, accounts receivable, accounts payable, etc. The seller will only finance the sale to a buyer with experience in the restaurant business.

The information presented herein is not warranted and is subject to correction of errors, omissions, change of price, prior sale, or withdrawal without notice. All estimates and projections are for discussion purposes only and Business Associates nor the Seller guarantee that such results will be obtained by the Buyer. The Buyer is urged to seek competent legal and accounting advice prior to the purchase of this business.

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